

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
FINAL AGENDA
INLAND WETLANDS BOARD**

**Tuesday, July 26, 2016
7:30 PM–Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

- 1. #2016-059-REV(SP) SR:** Summary Ruling under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a parking lot with 173 spaces located within an upland review area and two wooden bridges over existing wetlands on ±237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. Discussion held 6/28/2016 and 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 8/11/2016. For discussion and action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 7/19/2016 (emailed 7/25/2016)

For distribution:

PUBLIC HEARINGS

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**TOWN OF RIDGEFIELD
FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, July 26, 2016
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

- 1. #2016-059-REV (SP) SR:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the following site improvements: (1) construction of a parking lot containing 173 parking spaces; (2) two wooden bridges; and (3) provide additional A.D.A compliant handicap parking spaces in existing parking lots on ±237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. Discussion held 6/28/2016 and 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 8/11/2016. For discussion and action.*
- 2. #2016-062-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.2 of the Town of Ridgefield Zoning Regulations for the construction of an art storage building, attached to existing residential structure, with scheduled visits from the public on ±16.72 acres at **200 Chestnut Hill Road** in the RAAA Zone. *Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti). Statutorily received 6/14/16. 65 days to hold Public Hearing 8/18/2016. Site walked 6/26/2016. Public Hearing held 7/05/2016 and 7/13/2016. Draft resolution requested on 7/12/2016. 65 days for decision is 09/15/2016. For discussion and action.*
- 3. #2016-065-SP:** Special Permit Application under Section 9.2 per Section 3.2.2 of the Town of Ridgefield Zoning Regulations for the conversion of an existing residence into a museum, with a visitor's center and administrative office, in addition to minor site work on ±1.12 acres at **152 Main Street** in the RA Zone. *Owner/ Applicant: The Keeler Tavern Preservation Society, Inc. Authorized Agent: Robert R. Jewell, Esq. Statutorily received 6/21/2016. 65 days to hold a Public Hearing 8/25/2016. Site walked 6/26/2016. Public Hearing held on 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 9/15/2016. For discussion and action.*
- 4. #2016-068-REV(SP)-VDC:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a lower level vestibule and alterations to previously approved floorplans at **27 Governor Street** in the CBD Zone. *Owner: Ridgefield Visiting Nurse Association. Applicant: Robert R. Jewell, Esq. Statutorily Received on 7/19/2016. 65 days for action is 09/22/2016. For discussion and decision.*

NEW ITEMS

5. **#2016-070-REV(SP)**: Revision to the Special Permit under Section 9.2 per section 7.2.E of the Town of Ridgefield Zoning Regulations for the placement of two single sided panels on an existing front entrance freestanding signboard and the erection of a rear entrance freestanding sign at **9 Ethan Allen Highway** in the B-1 Zone. *Owner: Erin Properties, LLC. Applicant: Spine and Sports Physical Therapy, LLC. Authorized Agent: Crossroads Signs-Paul Fitzpatrick. For receipt and decision.*

6. **#2016-069-PRE**: Pre-submission Concept Meeting to discuss the potential rezoning of **108 Danbury Road** from B-3 to B-1. *Applicant: Ken Slater, Esq. Withdrawn.*

COMMISSION WALKS

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